



YTL LAND AND PROPERTY

FILTON AIRFIELD

Cribbs Patchway New Neighbourhood

- Key player in CPNN
- Framework Agreement underpins the CPNN
- Ensures delivery of the infrastructure - schools, nurseries, community centre as well as transport links
- Facilitates movement patterns across the area that haven't been possible since the 1930s



Development Team

- **YTL Developments UK and Studio HIVE**
- **Allies and Morrison - Masterplanner**
- **Grants Associates - Landscape architects**
- **Peter Brett Associates - Transport consultants**
- **Buro Happold - Infrastructure**
- **Alder King - Planning**

VISION FOR FILTON AIRFIELD

- Build upon the current BAE outline
- Be ambitious in our approach to creating a new destination
- Raise the bar in terms of investment in architecture and high quality public realm
- Create a vibrant and sustainable place to live, work and play
- Invest early in the transport improvements to ensure connectivity
- Respect the heritage of the site



KEY FEATURES

- **354 acre site and Brabazon hangars**
- **2675 homes**
- **24ha of employment space**
- **Mixed use centre**
- **Three new schools**
- **Recreational spaces**
- **Community facilities/church**
- **£48m investment in infrastructure and remediation**
- **New railway station (MetroWest)**
- **Dedicated MetroBus route**

Planning and Key Activity Programme

	2016	2017	2018	2019
Exchange framework agreement				
Target Completion of site specific s106				
Commencement of enabling works				
Submit new A&M outline application				
Obtain consent for A&M outline application				
Submit phasing plan, Design code & Geographic plan				
Obtain approval for Phasing Plan, Design Code & Geographic Plan				
Commence pre-application consultation for phase 1				
Submit RMA (detailed planning) for Phase 1				
Approval of RMA (detailed planning) for Phase 1				
Enabling works - ongoing				
Start on site of first phase Private and affordable housing				
Start on site of phase 1 commercial				
Completion of the first phase 1 affordable homes				
Completion of the first phase 1 homes				
First Phase commercial completions (subject to pre let)				

Consented outline masterplan



The emerging masterplan





1 Linear park

- Celebrates airfield heritage
- Formal and informal spaces
- 2.5 km long
- 5.2 km perimeter
- 70m wide park
- Over 100m between buildings
- Park pavilions with special uses
- Major sports facilities for school and community
- Water features and sustainable drainage



Imperial War Museum, Manchester



FRAC Dunkerque



Louvre, Lens



Granary Square, King's Cross



1 Linear park

2 Heritage destination

- Clear pathways from new transport interchange to the listed hangers and aero collection
- Heritage Quarter Square provides a setting for work spaces around new museum
- Potential YTL Visitor Centre at Hanger U16
- High quality public realm
- Road and pedestrian bridges to integrate Brabazon Hangers



Here East, London



Hereford



Freiburg, Germany



Bankside 123, London



1 Linear park

2 Heritage destination

3 A mixed-use centre

- Shops and community uses
- Urban apartments
- Student housing
- Live-work units
- Close proximity to new train station & MetroBus
- Active throughout the day and evening



Chiswick Park, London



Farnborough Business Park



1 Linear park

2 Heritage destination

3 A mixed-use centre

4 Innovation and jobs

- Direct access from motorways via A38
- Landscape infrastructure sets quality benchmark
- Offices addressing linear park and heritage square
- Potential for a standardised approach to buildings ensuring consistent quality at key locations
- Range of unit types and sizes



Riverside Park, Royal Docks, London



1 Linear park

2 Heritage destination

3 A mixed-use centre

4 Innovation and jobs

5 Gracious living

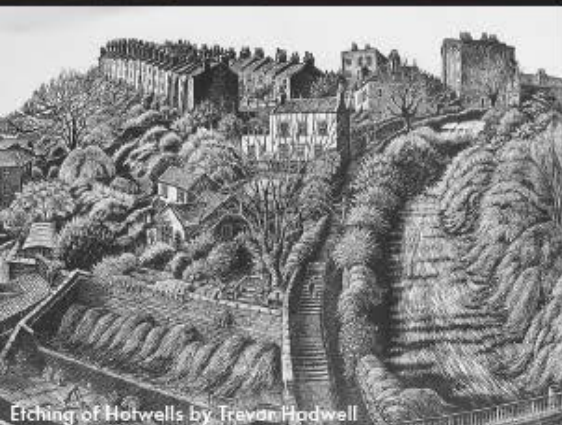
- Mix of housing types
- Prominent park-side living
- Quiet residential courtyards
- Connections to adjacent developments
- Secondary and primary schools
- Public access to sports and recreation



Abode, Cambridge



New Hall, Harlow



Etching of Horwells by Trevan Hadwell



St Thomas the Apostle College



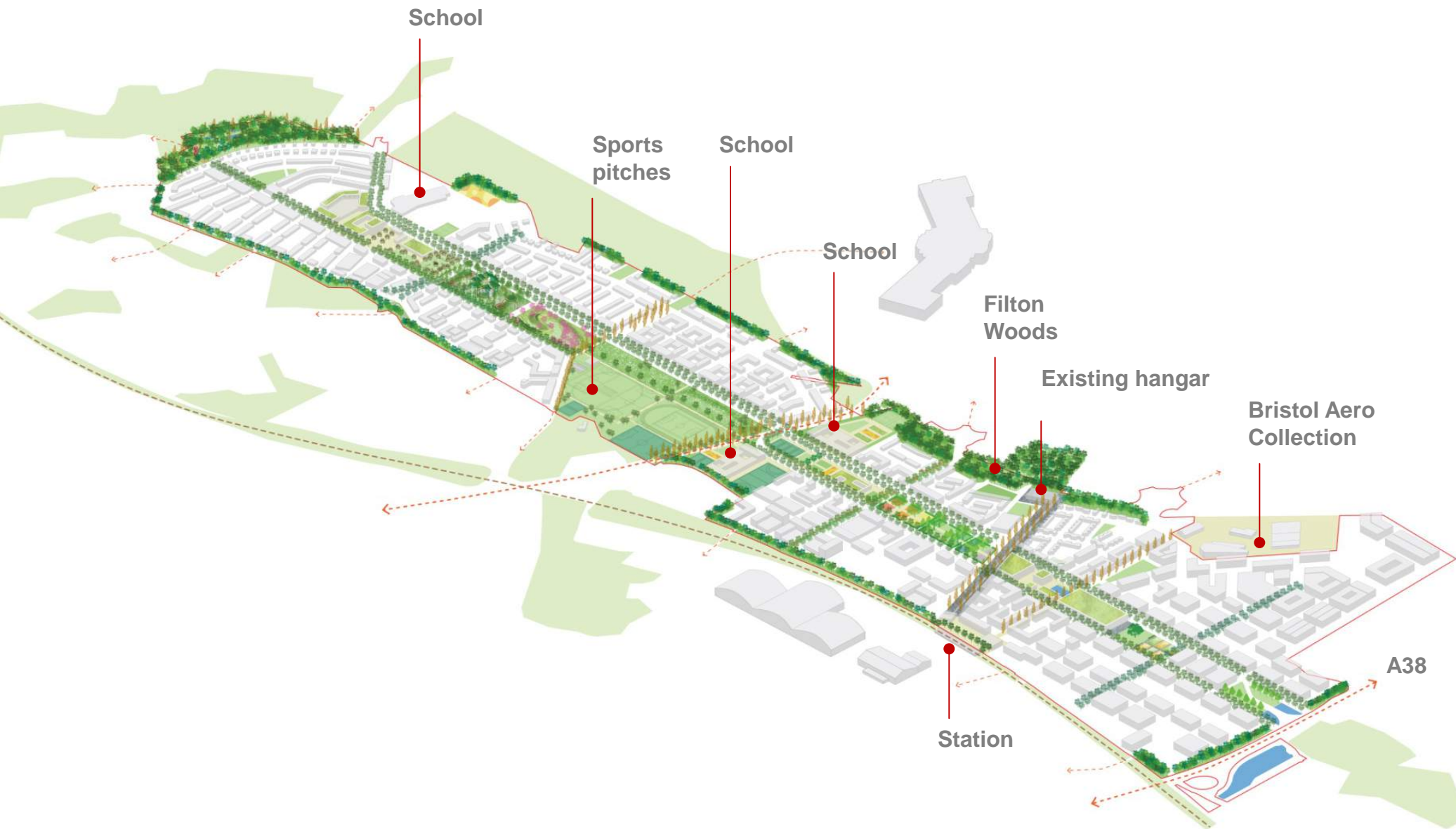
- 1 Linear park
- 2 Heritage destination
- 3 A mixed-use centre
- 4 Innovation and jobs
- 5 Gracious living
- 6 Hillside community

- Family housing
- High value residential development
- Community facilities
- Primary school
- Church
- Street follow local contours

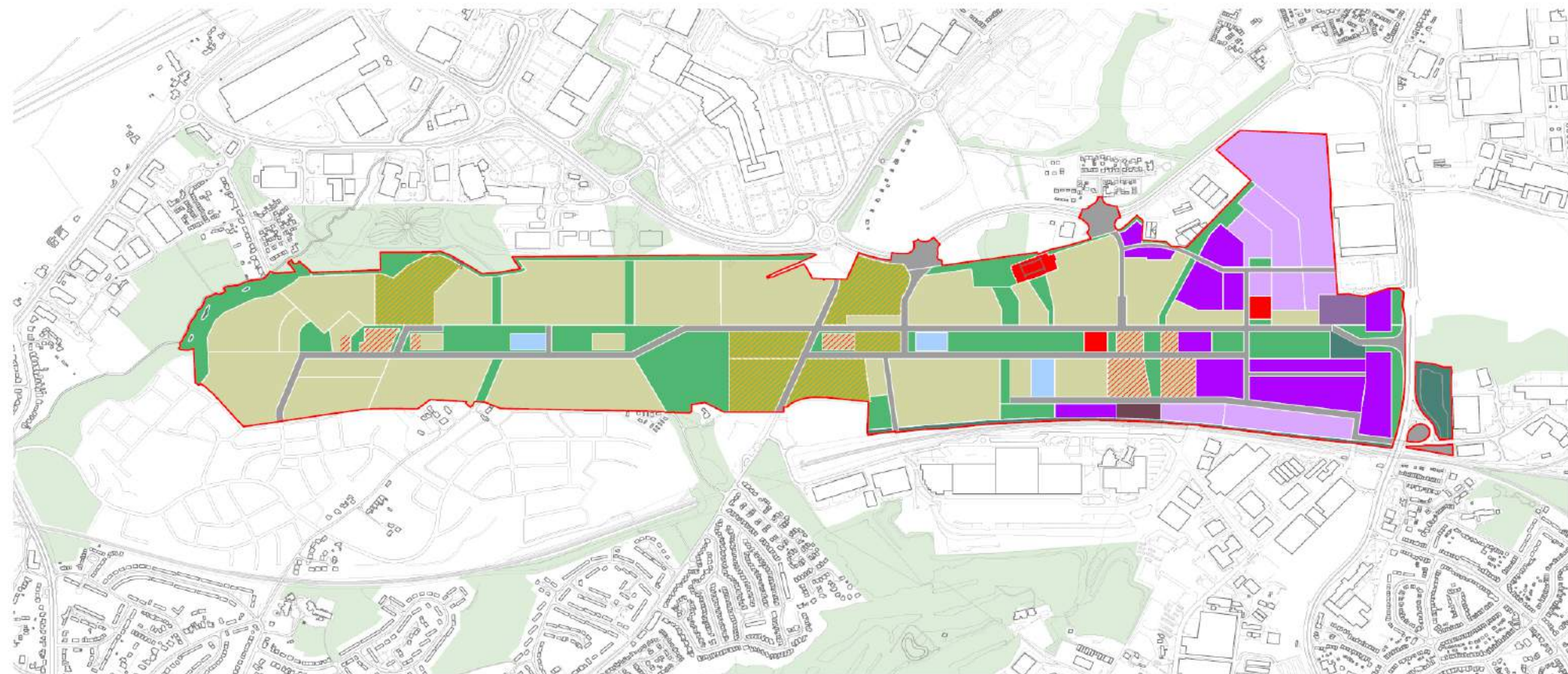


- 1 Linear park
- 2 Heritage destination
- 3 A mixed-use centre
- 4 Innovation and jobs
- 5 Gracious living
- 6 Hillside community
- 7 Connected for people

- Pedestrian and cycle routes across the site
- Direct connections to adjacent sites and attractions
- Good access to surrounding open spaces
- Local and strategic bus routes

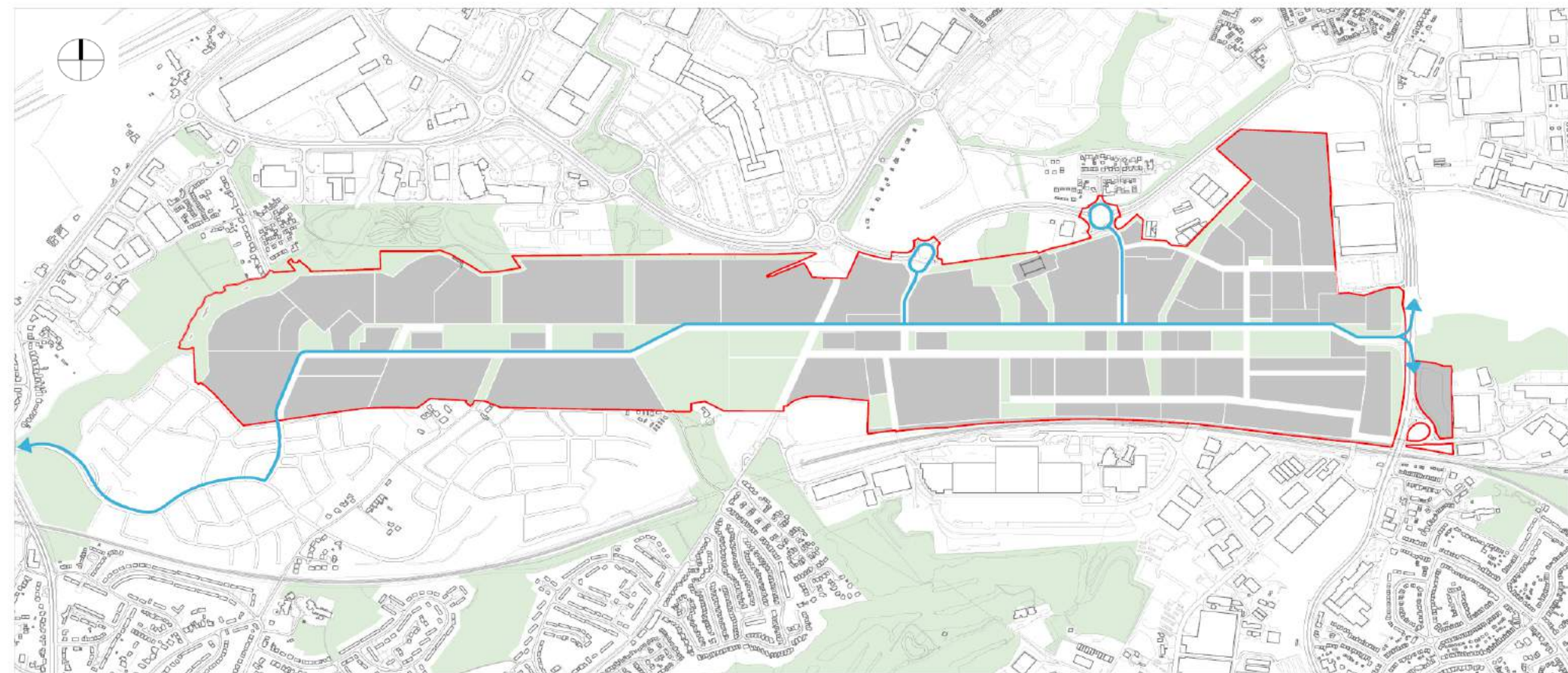


Masterplan framework at concept stage



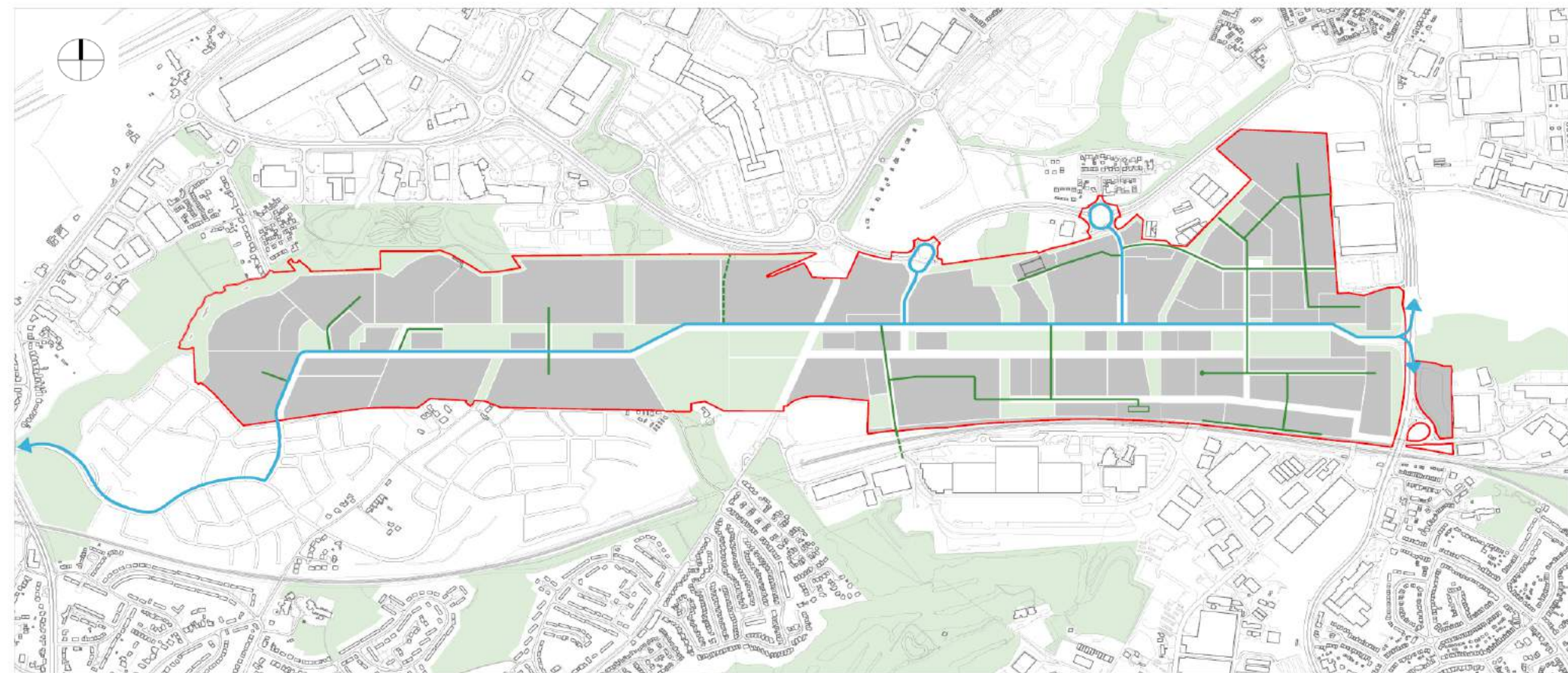
- | | | | |
|----------------------------|---|-------------------|----------------------|
| Residential | Employment - offices (B1a) | Community | Green infrastructure |
| Residential with mixed use | Employment - light industrial (B1b/c, B2) | Rail station | Highways |
| School including dual use | Hotel | Public open space | |
| Mixed use commercial | | | |

Land uses



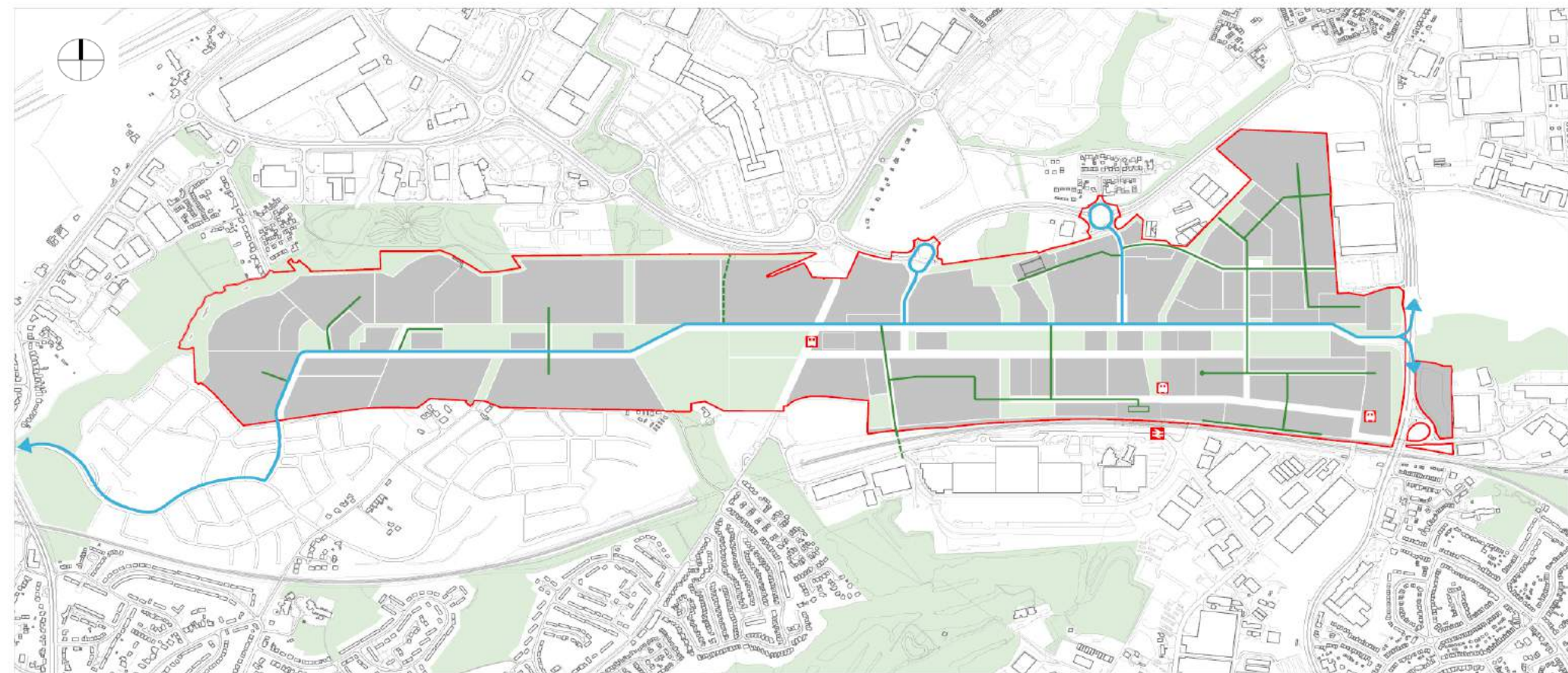
■ Primary road network (6.5m)

Main roads



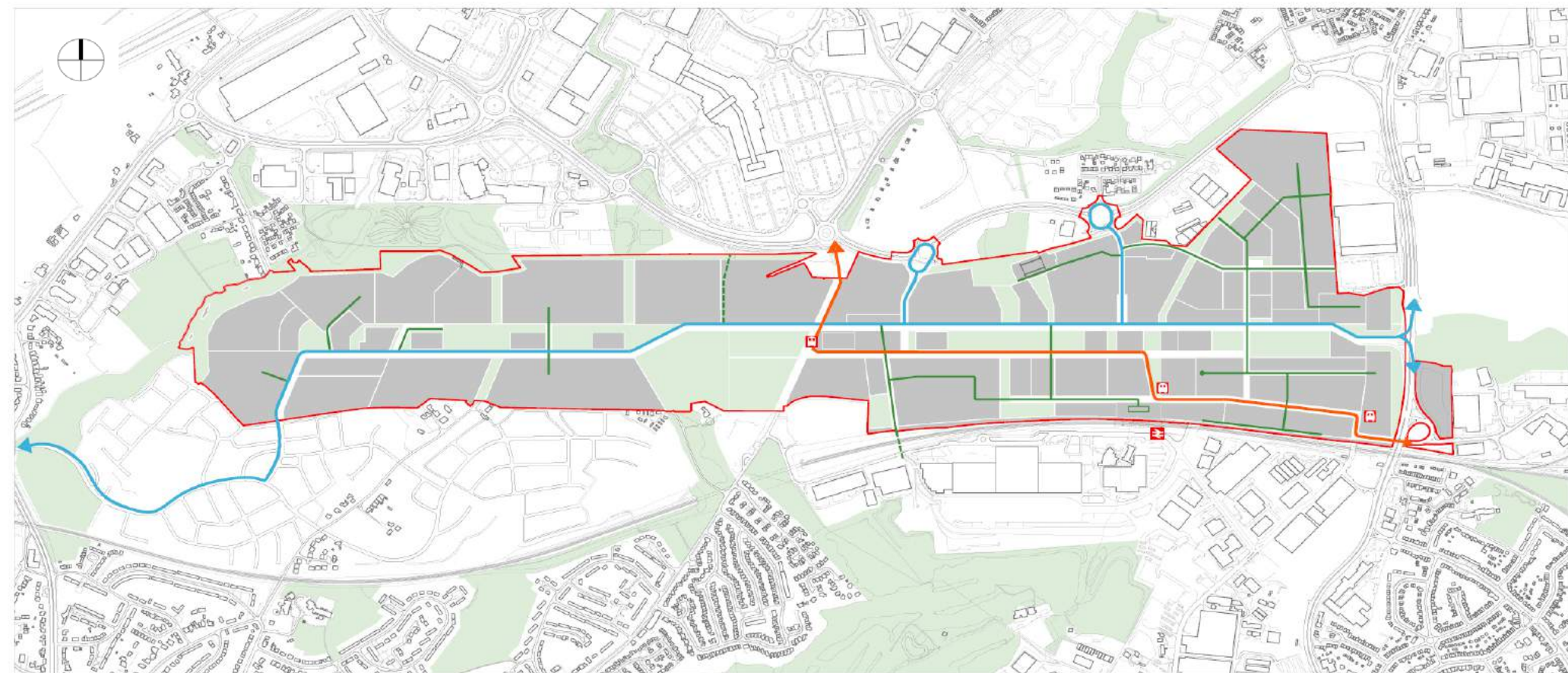
- Primary road network (6.5m)
- Minimum secondary road network (5.5m)

Minimum secondary network



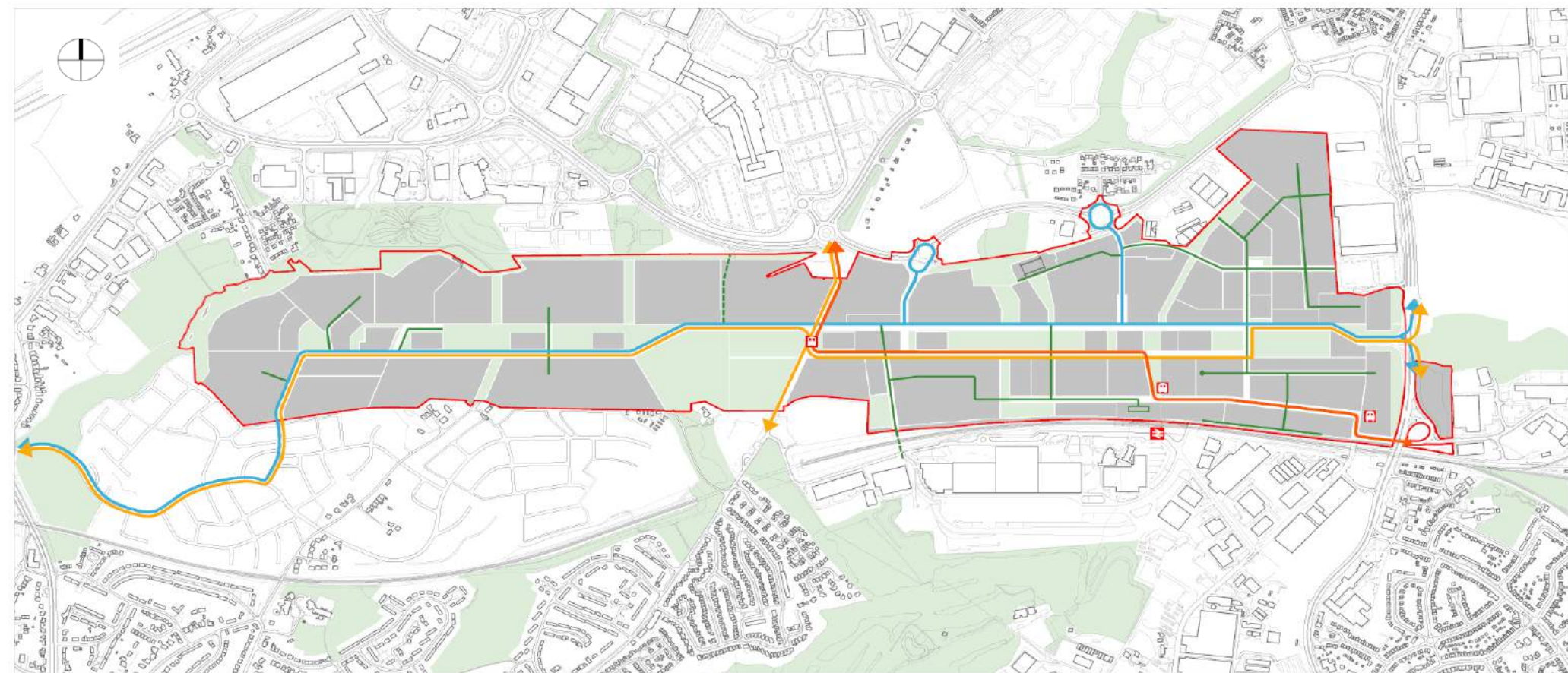
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- MetroBus stop
- Railway station

Minimum secondary network



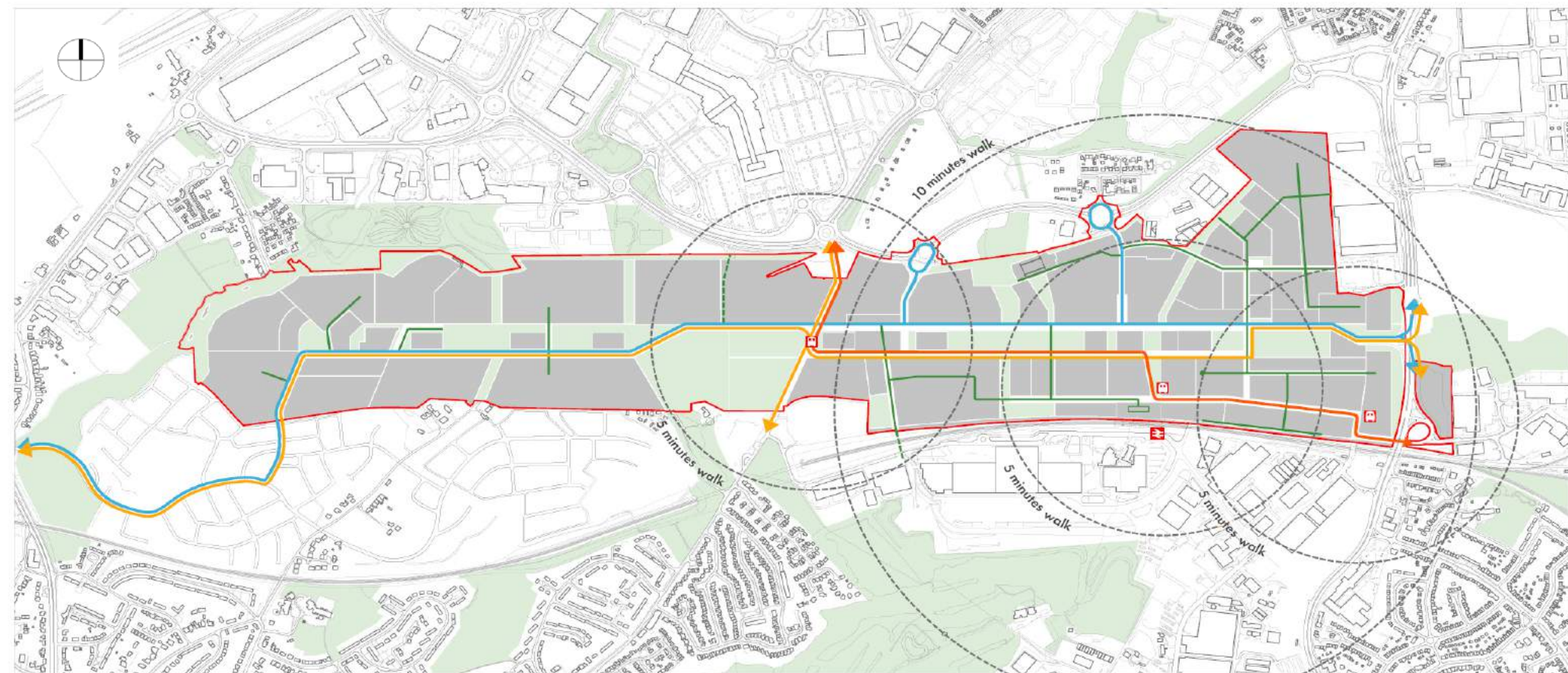
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- Railway station
- MetroBus route (6.5m)

MetroBus route



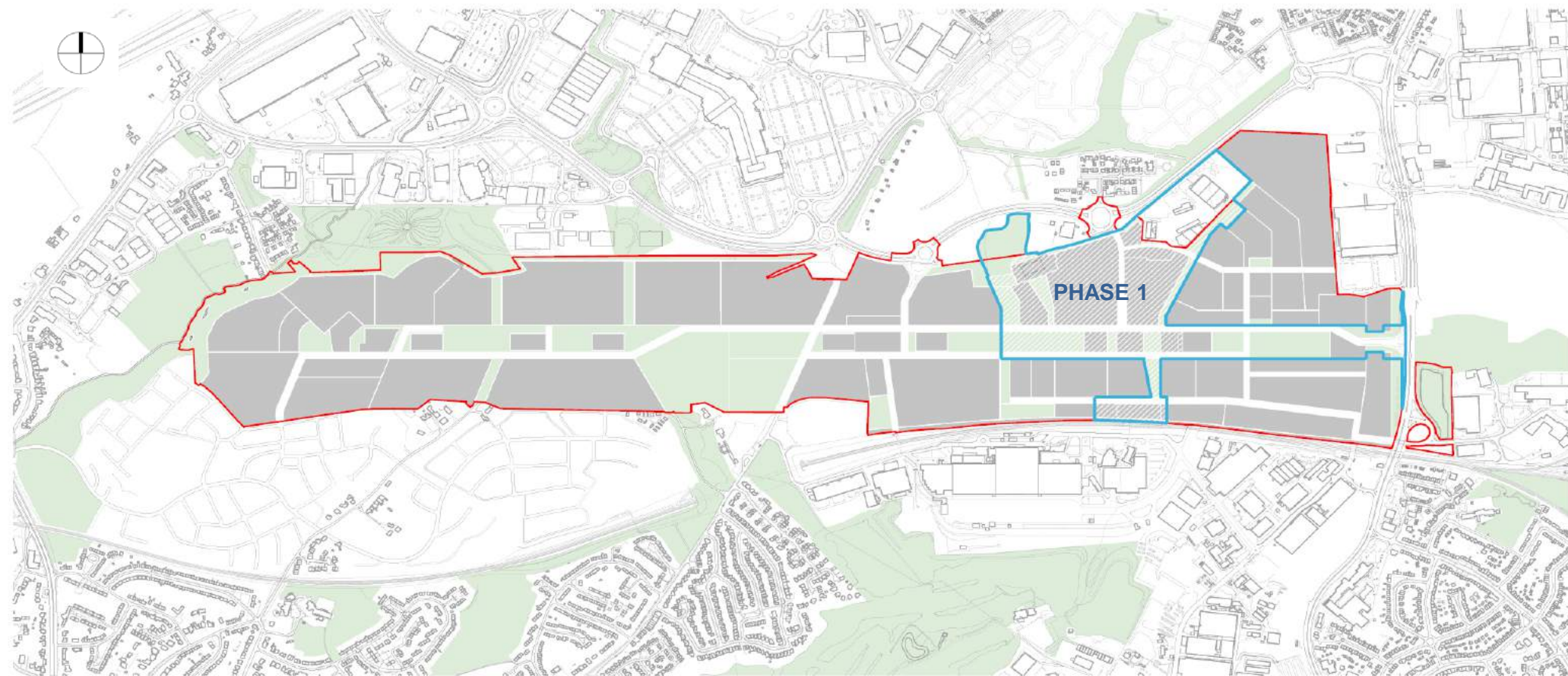
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- MetroBus stop
- Railway station
- MetroBus route (6.5m)
- Local bus route (6.5m)

Local bus routes

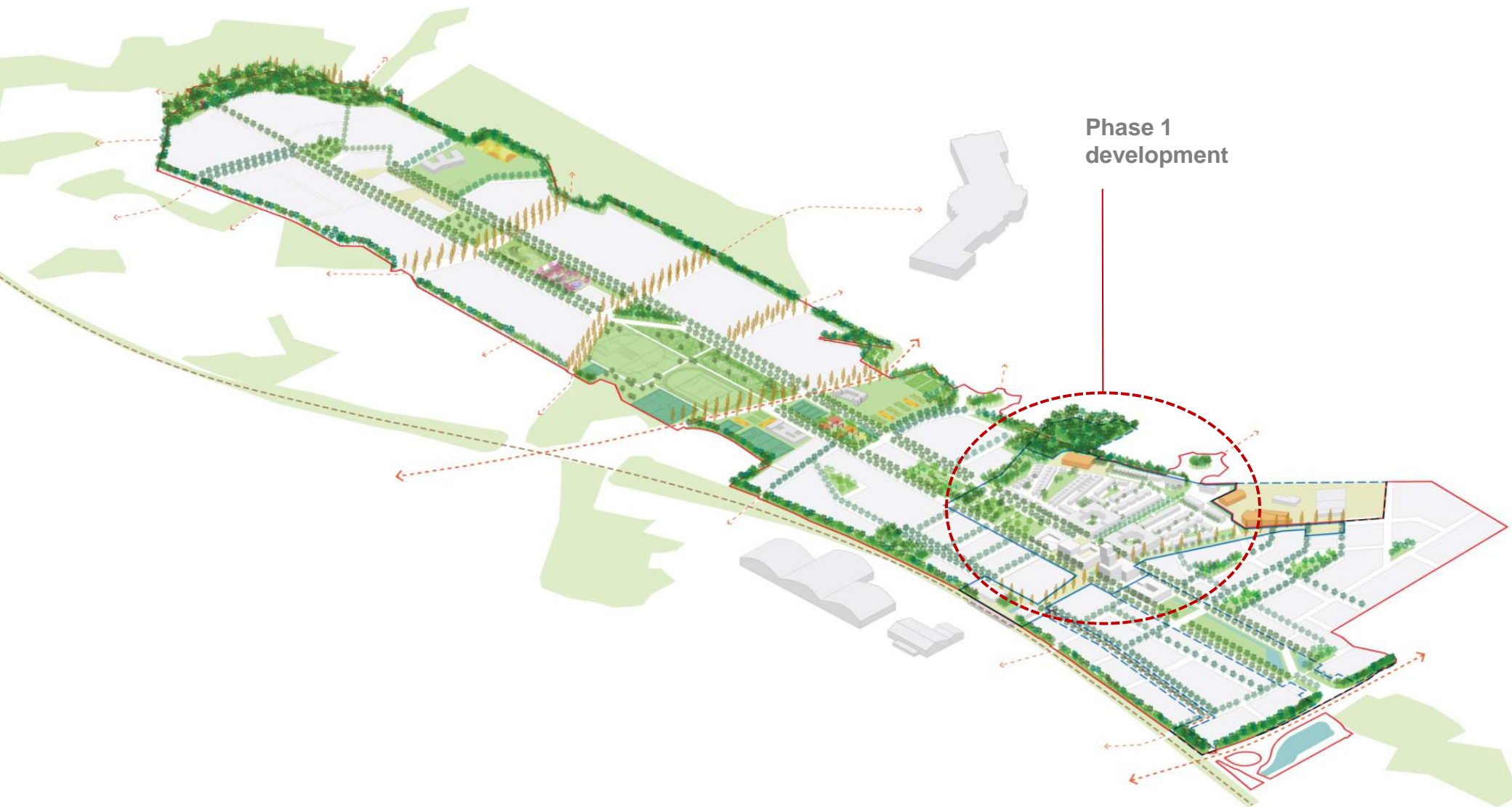


- Primary road network (6.5m)
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- Local bus route (6.5m)

Walking distances

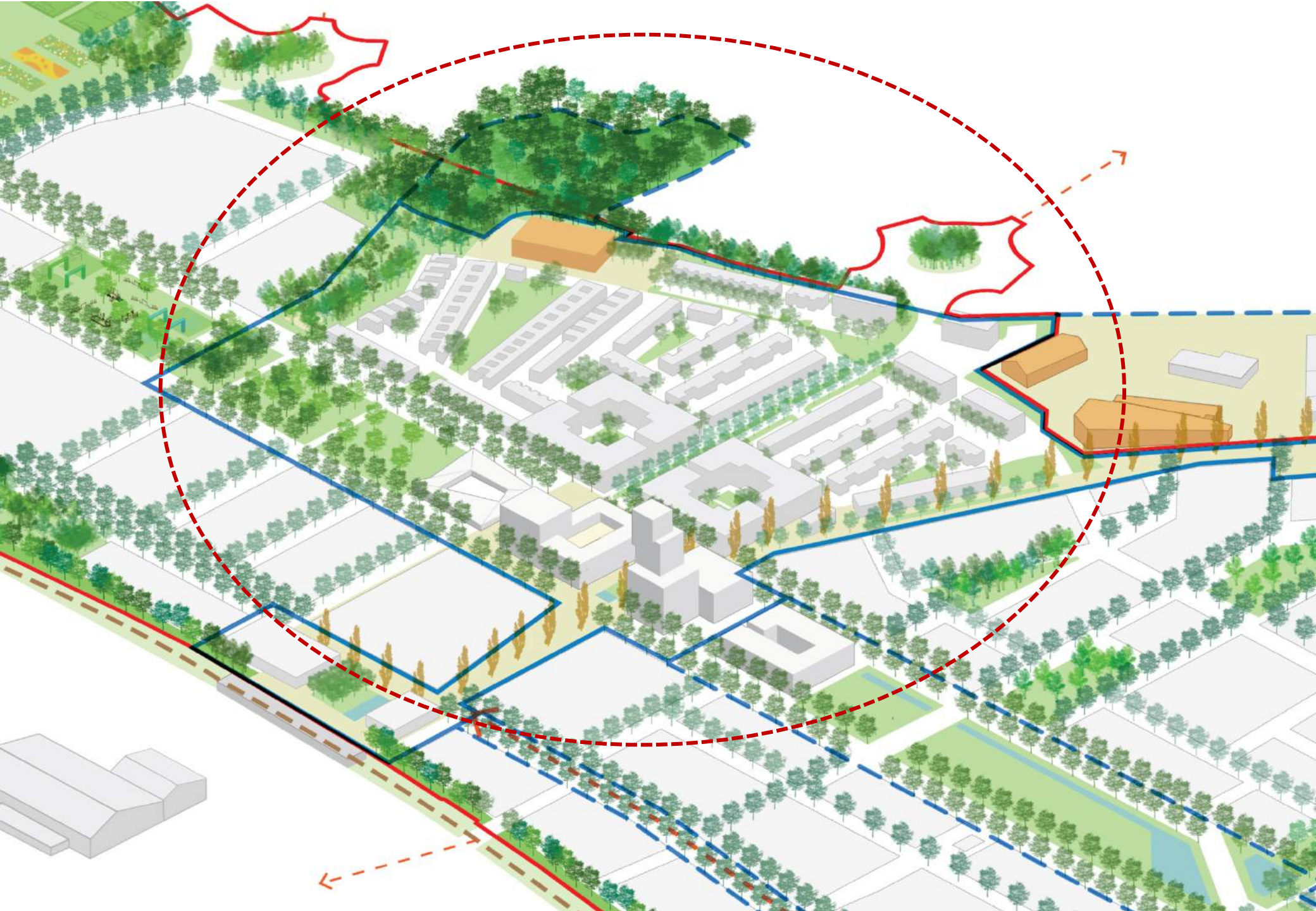


Phase 1 development



Phase 1
development

Revised masterplan framework





This is an aerial site plan of a residential development. The plan shows several blocks of white, rectangular buildings arranged in a grid-like fashion. Green spaces, including lawns and rows of trees, are interspersed between the buildings. A prominent feature is a large, irregularly shaped green area in the upper left corner, which is enclosed by a red rounded rectangle and labeled 'Existing woodland'. A horizontal strip of green space, also lined with trees, runs across the middle of the plan and is labeled 'Woodland corridor'. The entire development is bordered by a blue line, possibly representing a water feature or a boundary. The surrounding area is shown in light grey, indicating existing urban fabric.

Existing
woodland

Woodland corridor



The Gardens



Neighbourhood
square

Avenue







Town Square



Streets









Summary

- **YTL is a long term investor in sustainable communities**
- **We have a strong team in place to take Filton forward**
- **We want to evolve the design to provide:**
 - **a truly inspirational place with great connectivity**
 - **a community focus for this part of South Gloucestershire**
 - **high tech, high skilled employment**
- **Comprehensive on-going maintenance of the development**